

May 11, 2002

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**HEARING ON AMENDMENTS TO COUNTY CODE TITLE 22 (ZONING)  
REPLACING THE CHAPMAN WOODS AND NORTHEAST SAN GABRIEL  
COMMUNITY STANDARDS DISTRICTS (CSD) WITH THE EAST PASADENA-  
SAN GABRIEL COMMUNITY STANDARDS DISTRICT AND EXPANSION OF  
THE CSD BOUNDARIES  
(FIFTH SUPERVISORIAL DISTRICTS) (3-VOTES)**

IT IS RECOMMENDED THAT THE BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the entire record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.
2. Determine that the Regional Planning Commission's recommendation is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.
3. Adopt this ordinance amending the County Code, Title 22, to replace the Chapman Woods and Northeast San Gabriel Community Standards District with the East Pasadena-San Gabriel Community Standards District and expand the district boundaries.
4. Find that the adoption of the proposed amendments to Title 22 of the Los Angeles County Code is *de minimus* in its effect on fish and wildlife resources; and authorize the Director of Planning to complete and file a Certificate of Fee Exemption for the project after adoption of an ordinance containing such amendments.

**PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The proposed ordinance amendment is in response to your Board's motion instructing the Department of Regional Planning and the Regional Planning Commission to amend

the Northeast San Gabriel Community Standards District to address community concerns, particularly to extend the CSD boundaries to include other nearby communities experiencing mansionization and to address the impacts of commercial uses. The attached proposed ordinance, approved by the Regional Planning Commission, constitutes our response to your directions.

### **Implementation of Countywide Strategic Plan Goals**

This draft ordinance promotes the County's Strategic Plan goal of Organizational Excellence because replacement of the Chapman Woods and Northeast San Gabriel CSDs with the East Pasadena-San Gabriel CSD simplifies implementation with consistent regulations applied throughout the entire unincorporated area. The ordinance also promotes the County's Strategic Plan goal of Service Excellence because it addresses community concerns, promotes development that is compatible in size, scale and character with the existing community, and establishes timely, streamlined, and cost-efficient procedures for non-controversial applications for CSD modifications.

### **FISCAL IMPACT/FINANCING**

Implementation of the proposed amendments should not result in any new significant costs to the County or to the Department of Regional Planning. No request for financing is made in connection with the proposed ordinance.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The East Pasadena-San Gabriel CSD appropriately addresses community concerns about mansionization and commercial uses while allowing reasonable development. Although the CSD encompasses the entire East Pasadena, East San Gabriel and South Santa Anita Zoned Districts, the character and identities of established communities such as Chapman Woods or Michillinda Park are not changed by the CSD.

Proposed development standards in the residential zones include minimum lot widths, street frontages, yard setbacks, and parking requirements, and maximum floor area, lot coverage and height. These development standards would only apply to new or expanded development in the R-1 (single-family residence), R-2 (Two-family residence), R-3 (Limited Multiple-Family Residence), R-A (Residential Agricultural) and A-1 (Light Agricultural) zones.

Proposed development standards in the commercial and industrial zones include maximum floor area, lot coverage and height, and minimum setbacks for properties adjacent to residential uses. In addition, billboards and certain other signs are prohibited. Commercial and industrial zones in the CSD area include C-1 (Restricted Business), C-2 (Neighborhood Business), C-3 (Unlimited Commercial), C-H (Commercial-Highway), M-1 (Light Manufacturing) and M-1½ (Restricted Heavy Manufacturing).

Except for parking and sign regulations, which may be modified in accordance with current county-wide regulations, the CSD standards may be modified by a Director's Review with notification to property owners within 200 feet and the homeowners

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association; however, a public hearing is required if there are at least three requests for a hearing or there is a hearing required for another concurrent component of the project. The modification procedure is intended to provide flexibility in administering the ordinance and to alleviate the onerous requirement of a conditional use permit or variance for projects that may be compatible with community character and favorable to neighboring property owners, but may not be in compliance with the CSD.

The Regional Planning Commission recommended approval of this draft ordinance intended to address the adverse impacts of mansionization and commercial uses adjacent to residences.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Sections 65856 and 66016 of the Government Code. Required notice must be given pursuant to the requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, 65856, and 66016 relating to notice of public hearing.

#### **ENVIRONMENTAL DOCUMENTATION**

The attached Initial Study concludes that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance may have a significant effect on the environment. Therefore, in accordance with Section 15070 of the State CEQA Guidelines, a Negative Declaration was prepared. A copy of the proposed Negative Declaration has been transmitted to 80 public libraries for public review. Public notice was published in 13 newspapers of general circulation pursuant to Public Resources Code Section 21092. No comments on the proposed Negative Declaration were received during the public review period.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

Approval of the ordinance will not have an impact on current services.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

James E. Hartl, AICP  
Director of Planning

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#### **Attachments**

1. Resolution of the Regional Planning Commission
2. Project Summary
3. Ordinance Approved by the Regional Planning Commission
4. Negative Declaration
5. Board Motion

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6. Summary of Proceedings
  7. Legal Notice of Board Hearing
  8. List of Persons to be Notified
- C: Chief Administrative Officer  
County Counsel  
Executive Officer, Board of Supervisors  
Auditor-Controller